

088.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

693,200 / 693,200

USE VALUE:

693,200 / 693,200

ASSESSED:

693,200 / 693,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
68		WOODSIDE LN, ARLINGTON

**OWNERSHIP**

Owner 1:	68 WOODSIDE LANE LLC	Unit #:	
Owner 2:	C/O RICHARD FINACCHIARO		
Owner 3:			

Street 1: 19 LIBERTY STREET

Street 2:

Twn/City: NATICK

St/Prov: MA	Cntry:		Own Occ: N
Postal: 01760		Type:	

**PREVIOUS OWNER**

Owner 1:	RINGLER GEORGE W-VIRGINIA -
Owner 2:	-

Street 1: 68 WOODSIDE LANE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 7,170 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2017, having primarily Vinyl Exterior and 3556 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7170		Sq. Ft.	Site		0	70.	0.89	5									444,568						444,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7170.000	248,600		444,600	693,200		55558
							GIS Ref
							GIS Ref
							Insp Date
							06/15/17

PREVIOUS ASSESSMENT								Parcel ID	088.0-0001-0014.0		!7133!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	248,600	0	7,170.	444,600	693,200	693,200	Year End Roll	12/18/2019		
2019	101	FV	191,700	0	7,170.	450,900	642,600	642,600	Year End Roll	1/3/2019		
2018	101	FV	101,800	0	7,170.	336,600	438,400	438,400	Year End Roll	12/20/2017		
2017	101	FV	55,900	0	7,170.	304,800	360,700	360,700	Year End Roll	1/3/2017		
2016	101	FV	93,200	0	7,170.	292,100	385,300	385,300	Year End	1/4/2016		
2015	101	FV	92,800	0	7,170.	247,700	340,500	340,500	Year End Roll	12/11/2014		
2014	101	FV	92,800	0	7,170.	235,000	327,800	327,800	Year End Roll	12/16/2013		
2013	101	FV	92,800	0	7,170.	223,600	316,400	316,400		12/13/2012		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINGLER GEORGE	65383-183		5/18/2015	Estate/Div	290,000	No	No	Virginia Ringler d.o.d. 6/29/2004 Bk 65383 Pg	
	8799-416		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/21/2016	1550	New Buil	377,000	O					5/16/2019	Permit Visit	DGM	D Mann
6/17/2016	811	Demoliti	8,000					demolish existing	6/19/2018	Permit Visit	DGM	D Mann
									6/15/2017	Meas/Inspect	DGM	D Mann
									5/16/2017	Permit Visit	DGM	D Mann
									7/25/2016	Permit Visit	PT	Paul T
									3/30/2009	Measured	197	PATRIOT
									11/3/2000	Hearing N/C	189	PATRIOT
									1/27/2000	Entry Denied	197	PATRIOT
									12/1/1981		CS	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 9 - Contemporary	2	Rating: Average		A Bath:	Rating:																
Sty Ht: 2T - 2 & 3/4 Sty				3/4 Bath:	Rating:																
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average																
Frame: 1 - Wood				A HBth:	Rating:																
Prime Wall: 4 - Vinyl				OthrFix:	Rating:																
Sec Wall:	%			<b>OTHER FEATURES</b>																	
Roof Struct: 1 - Gable				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units:													
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
Color: BEIGE				Frl:	Rating:			Other													
View / Desir:				WSFlue:	Rating:			Upper													
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2													
Grade: B- - Good (-)								Lvl 1													
Year Blt: 2017	Eff Yr Blt:							Lower													
Alt LUC:		Alt %:																			
Jurisdct: G19		Fact: .																			
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: AV - Average	1.2 %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:			4	2									
Sec Int Wall:	%			Economic:		%		Additions:													
Partition: T - Typical				Special: NC - New Cons't	65. %			Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:	%							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical								Totals													
Insulation: 2 - Typical								0													
Int vs Ext: S				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>									
Heat Fuel: 2 - Gas								Rate	Parcel ID	Typ	Date	Sale Price			<b>SUB AREA DETAIL</b>						
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 1																					
% Heated: 100		% AC: 100																			
Solar HW: NO		Central Vac: NO																			
% Com Wall		% Sprinkled:																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 088-0-0001-0014.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	18X12		A	AV	1988		0.00	T	24.8	101								
2	Frame Shed	D	Y	18X20		A	AV	1960		0.00	T	40	101								
More: N	Total Yard Items:					Total Special Features:								Total:							